



## LEASING OPPORTUNITY

55 GENEVA ST, ST. CATHARINES, ON L2R 4M6



### About

Incredible value in the heart of downtown St. Catharines! Lease the entire freestanding building at 55 Geneva Street, totaling 16,877 sqft, but pay rent based on just the 8,100 sqft ground floor. This high-visibility location is ideally situated close to St. Paul Street, the historical heart of the city's retail district. Benefit from 40 parking spaces, excellent walkability, and proximity to all downtown amenities

- Ground Floor: 8,100 SQFT
- Second Floor: 4,895 SQFT
- Basement: 3,882 SQFT
- **Total SQFT: 16,877 SQFT**

» **Asking Rent:** \$25 per sqft on 8,100 sqft  
**Rent Type:** Triple Net (NNN)

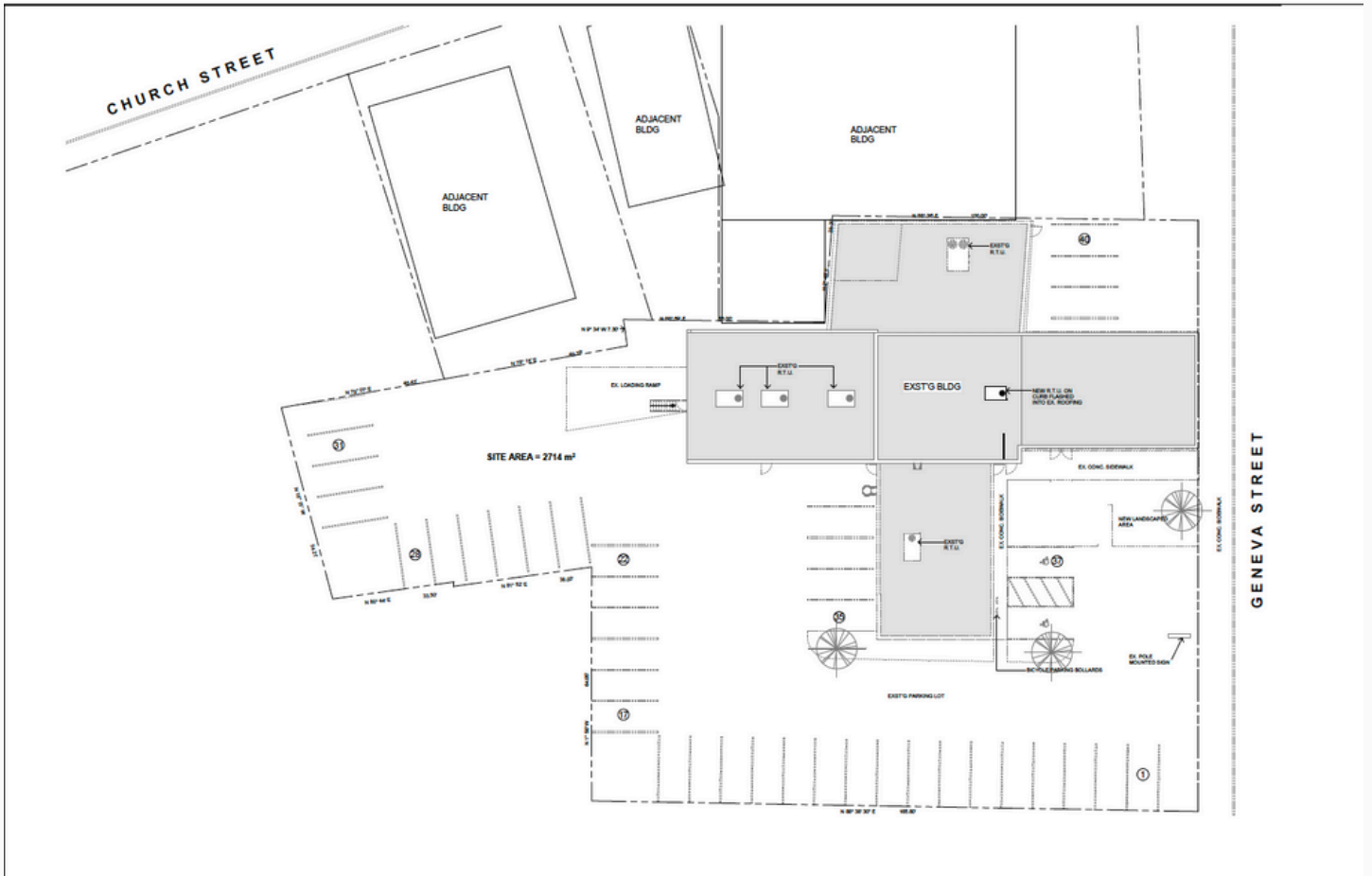
### Details

- ✓ Commercial Retail in high-traffic area
- ✓ Located in Downtown St Catharines
- ✓ Zone as Medium Density Mixed Use (M1)
- ✓ Close Proximity to St. Paul Street: The historical heart of the city's retail district
- ✓ Close to 406 highway Access
- ✓ 40 Parking Spaces

### Contact Info

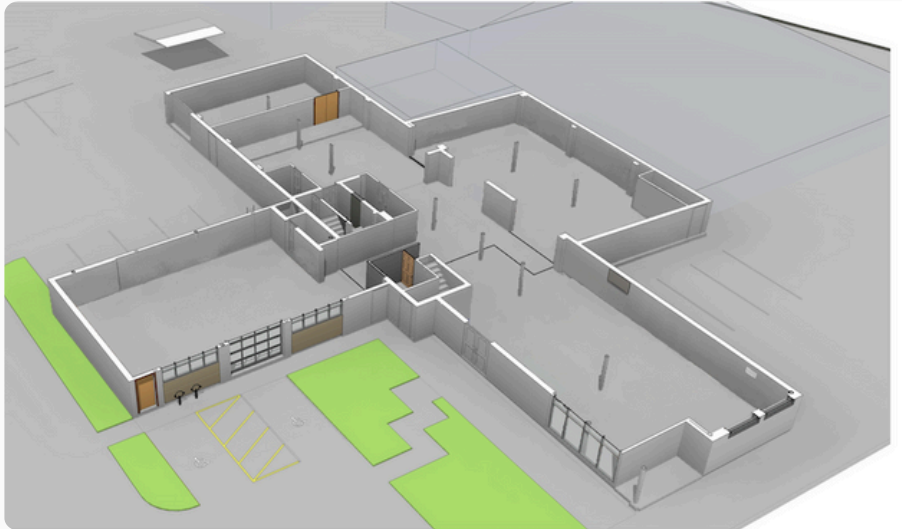
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- ☎ +1 647-829-4477
- ✉ [Sunil@Mehangroup.ca](mailto:Sunil@Mehangroup.ca)

# Outdoor Plan

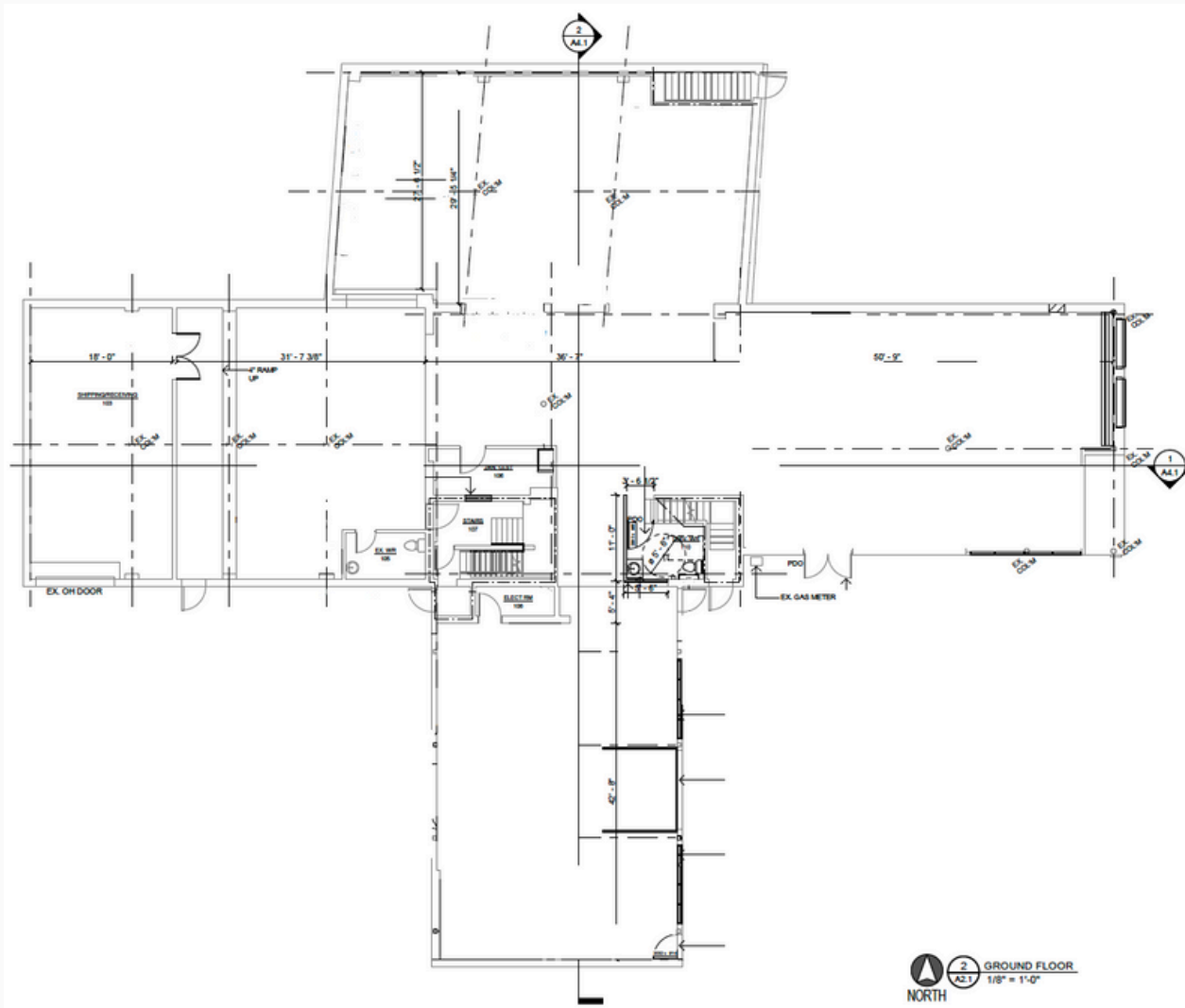


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# Ground Floor



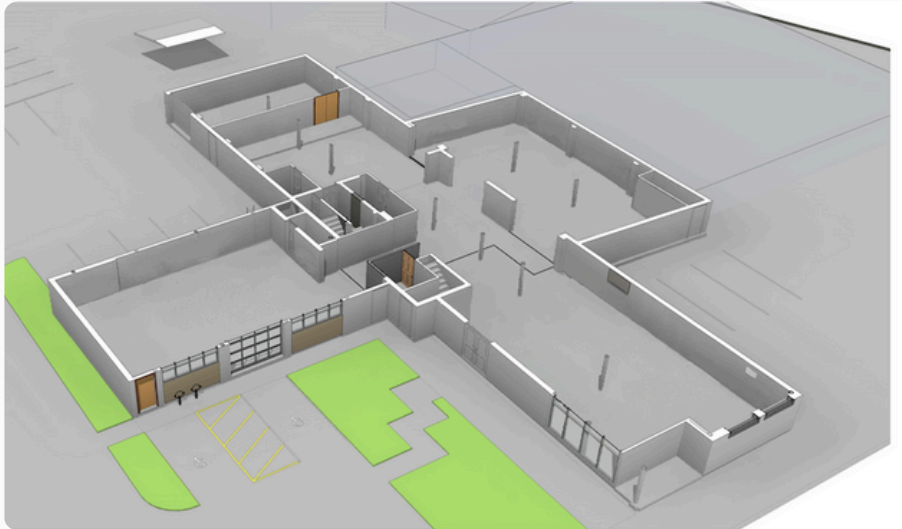
- ✓ Size: 8,100 SQFT
- ✓ 3 garage doors in the front area that can be open in the summer
- ✓ 1 Garage door in the back area to storage area
- ✓ There are 5 entrances to the ground floor. They include one main entrance and 4 that are adjacent to the ground floor space.
- ✓ 2 washrooms (1 Universal)
- ✓ Outdoor Patio



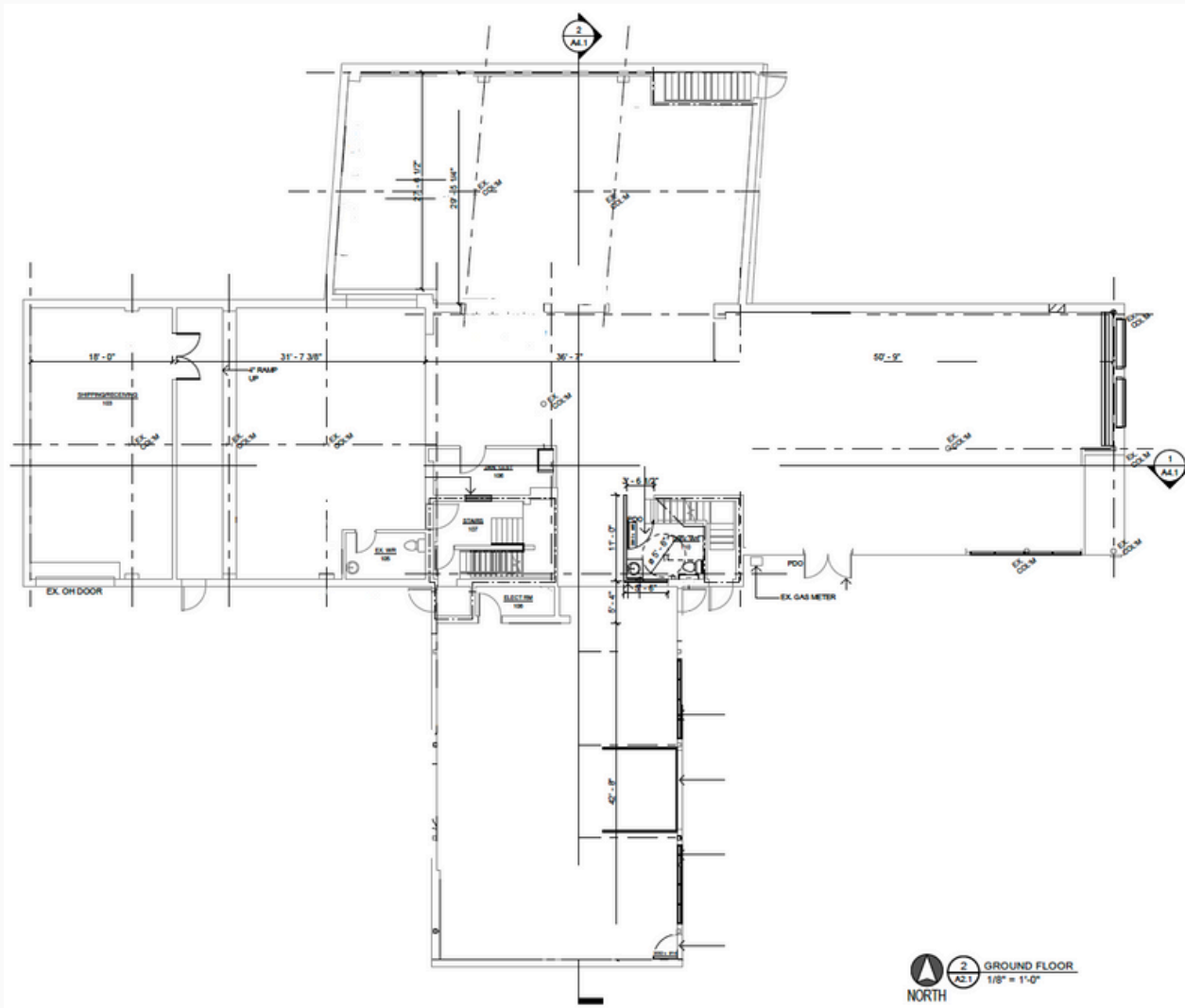
2  
A2.1  
GROUND FLOOR  
1/8" = 1'-0"

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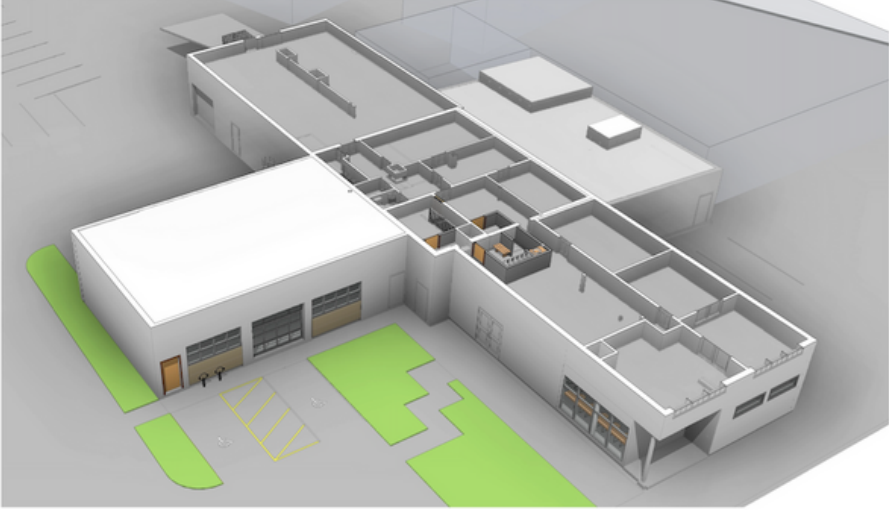


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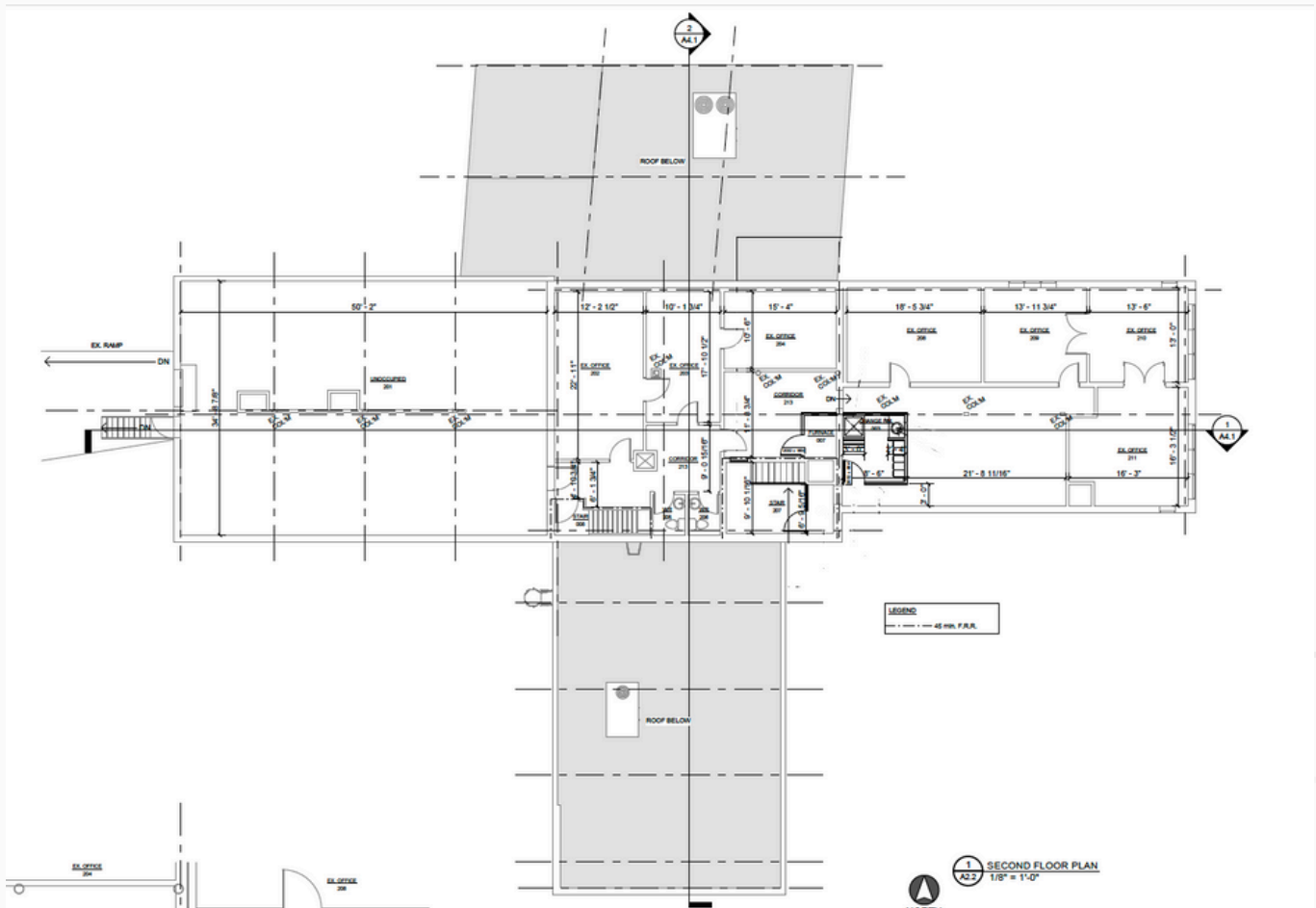


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## Second Floor



- ✓ Size: 4,895 SQFT
- ✓ Loading Ramp directly to 2<sup>nd</sup> floor
- ✓ 3 access from ground floor
  - Outdoor front door to staircase
  - Indoor from main floor
  - Outdoor from back ramp
- ✓ 2 Washrooms and 1 Change Room
- ✓ 9 Offices



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# Basement

- ✓ Size: 3,882 SQFT
- ✓ 2 Access:
  - From staircase from Main floor
  - Outdoor front door to 2nd staircase
- ✓ No Washroom

